THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2080

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Porter A. Stadaker Noriko Stadaker 613 Cherry Grove Lane Whites Creek, TN 37189	Hamilton Group Funding Inc. 13650 NW 8th St. Ste 109 Sunrise, FL 33325	49-1-B-22.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $**374,900.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2015.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public

My Commission Expires: 5-24-17
(Affix Seal)

Davidson County DEEDWARR
Recvd: 12/09/15 15:11 3 pgs
Fees:18.00 Taxes:1387.13
20151209-0124067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ASM Partners, LLC, a Tennessee CorporationLimited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Porter A. Stadaker and Noriko Stadaker, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Resubdivision of Lots 25, 27, 28 and 29, Cherry Grove, Phase 1B, as recorded in Instrument No. 20070912-0109554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to ASM Partners, LLC by Warranty Deed from Country Maid Farms, Inc., dated July 18, 2013, recorded July 19, 2013, of record in Instrument No. 20130719-0074744, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Country Maid Farms Incorporated, a Tennessee corporation by Quitclaim Deed, dated October 2, 2007, recorded October 2, 2007, of record in Instrument No. 20071002-0117339, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **613 Cherry Grove Lane, Whites Creek, TN 37189**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on the 3 day of **December, 2015**.

ASM Partners, LLC

By: _____
Javad Salimi, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Authorized Signor** of **ASM Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Authorized Signor**.

Witness my hand and Official Seal this the 3 day of **December, 2015**.

_____
Notary Public
My Commission Expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE